

**RACINE COUNTY SALE OF IN-REM PROPERTIES - 1/3/2024 - 1/25/2024**  
**TREASURER'S RECOMMENDATIONS TO FINANCE & HUMAN RESOURCE COMMITTEE - 2/7/2024**

ITEM #	PARCEL # - ADDRESS	BID AMOUNT	BIDDER	TREASURER'S RECOMMENDATION	FUTURE USAGE
1	TOWN OF BURLINGTON / 002-031926193000	\$ 4,000.00	MY FATHER'S HOUSE PROPERTY MANAGEMENT LLC / CHARLOTTE WHEATLEY	ACCEPT: HIGHEST BID	Intends to use as an investment property
	CIRCLE DR / RESIDENTIAL LOT	\$ 2,500.00	EVOLVING HOMES LLC / ASHLEY FOLDS	REJECT: OUTBID	Intends to use as a community garden. Then intends to use as a plot for a tiny home or multihome for Veterans
2	VILLAGE OF ROCHESTER / 176-031918160000	\$ 1,525.00	KURT B. & JULIE A. PETRIE LIVING TRUST WISCONSIN HOUSE SOLUTIONS LLC / JORDAN VANGARDE	REJECT: OUTBID	Intends to combine with adjacent property and keep as natural wooded area.
	LAKESHORE DR / RESIDENTIAL LOT	\$ 1,100.00	MY FATHER'S HOUSE PROPERTY MANAGEMENT LLC / CHARLOTTE WHEATLEY	REJECT: OUTBID	Intends to build a new residential house on the lot
3	CITY OF RACINE / 276-000003715000	\$ 4,000.00	MY FATHER'S HOUSE PROPERTY MANAGEMENT LLC / CHARLOTTE WHEATLEY	ACCEPT: ONLY BID	Intends to use as investment property
	917 RACINE ST / RESIDENTIAL BUILDING	\$ 25,100.00	WHEATLEY	ACCEPT: HIGHEST BID	Rental - Low income housing
4	CITY OF RACINE / 276-000008126000	\$ 11,500.00	SERGIO DURAN	REJECT: OUTBID	Intends to rehab and potentially use as a rental
		\$ 6,000.00	MMA DEVELOPMENT LLC / MARIO ARCE	REJECT: OUTBID	Intends to repair and use as income property
5		\$ 5,000.00	LAHORI UNLIMITED LLC / KARL MCNEIL	REJECT: OUTBID	Intends to use to transform the neighborhood
		\$ 3,500.00	YAMILLE GUADALUPE RANGEL VAZQUEZ WISCONSIN HOUSE SOLUTIONS LLC / JORDAN VANGARDE	REJECT: OUTBID	None Given
6		\$ 2,100.00	WISCONSIN HOUSE SOLUTIONS LLC / JORDAN VANGARDE	REJECT: OUTBID	Intends to rehab and use as rental property
		\$ 32,000.00	GREAT LAKES RESTORATION & CONSTRUCTION SERVICES LLC / ADAM WILLARREAL	REJECT: RESCINDED <del>REJECT: HIGHEST BID</del>	Intends to renovate and either sell or use as primary residence Bid rescinded 02/02/2024
7		\$ 30,100.00	MY FATHER'S HOUSE PROPERTY MANAGEMENT LLC / CHARLOTTE WHEATLEY	ACCEPT: 2ND HIGHEST BID	Intends to use for low income housing
		\$ 15,000.00	SERGIO DURAN	REJECT: OUTBID	Intends to rehab and potentially use as a rental
8		\$ 11,100.00	WISCONSIN HOUSE SOLUTIONS LLC / JORDAN VANGARDE	REJECT: OUTBID	Intends to rehab and use as rental property
		\$ 3,000.00	HEESEL ADAIR RANGEL	REJECT: OUTBID	None Given
9		\$ 1,000.00	EVOLVING HOMES LLC / ASHLEY FOLDS	ACCEPT: ONLY BID	Intends to be used for agriculture and later for a multihome to house veterans.
		\$ 25,000.00	DANIEL DREA	ACCEPT: HIGHEST BID	Intends to use as a rental
10		\$ 20,000.00	EVELIN GARCIA	REJECT: OUTBID	Intends to rehab and use as a rental
		\$ 16,100.00	WISCONSIN HOUSE SOLUTIONS LLC / JORDAN VANGARDE	REJECT: OUTBID	Intends to rehab and use as rental property
11		\$ 14,000.00	MMA DEVELOPMENT LLC / MARIO ARCE	REJECT: OUTBID	Intends to repair and use as income property
		\$ 5,000.00	EVOLVING HOMES LLC / ASHLEY FOLDS	REJECT: OUTBID	Intends to use as a property for Veterans or for low income housing
12		\$ 4,000.00	SANDUANA ADAME	REJECT: OUTBID	None Given







**Office of County Treasurer**

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM "SUBSEQUENT" SEALED BID - SALE FORM  
NO MINIMUM BID REQUIRED**

**Sale Property Address:**

1118 BLAKE AVE

**Sale Parcel/Tax Key #:**

276-000008126000

**Bid Offer Amount:**

\$32,000.00

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Great lakes Restoration and construction services LLC

If you are bidding as a business entity, please put a name as a point of contact

Adam Villari (ea)

**Business Entity / Organization:**

Skip if you are bidding as an individual

**Mailing Address of Bidder:** 2720 greenst Racine, WI 53402 Apt 4

**Phone Number(s):** 262-595-4649

**Email Address:** Adam@greatlakesrcs.NET

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

I ~~was~~ recently moved to Racine a few years ago, and I am currently renting. I would either use in proceeding to neighborhood, I have to make sure my construction equipment is safe and my son and I, or I would do the renovations ~~with~~ and sell, adding value to the neighborhood. I'm undecided on living in or selling.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No *Depending on the neighborhood, to have a certain type of equipment*

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County, nor am I associated with any business entities that owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. *(Attach an Addendum if you can not fit them in the space provided)*

\_\_\_\_\_

\_\_\_\_\_

*Arden Clum*  
Bidder's Signature

*01/24/24*  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.



**Latus, Jeffrey**

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**From:** Adam Villarreal <adam@greatlakesrcs.net>  
**Sent:** Friday, February 2, 2024 11:15 AM  
**To:** zz For External Use Only: RCTreasurer  
**Subject:** Bid withdrawal

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

I would like to withdraw my bid for 1118 Blake avenue. Do to unfortunately unforeseen financial matters that I'm afraid will hinder my success to the property. I would still like to see the success to the property and neighborhood, so it's best for my withdrawal to a more competent party.

If I can make any professional recommendations it would be to reward a smaller bidding party leaving room for a larger construction budget and still leave enough room for a profit margin. It's a rare case scenario with this specific project that will require a larger construction budget.

Thank you for your time and patience, I sincerely apologize to the ladies at the counter for dealing with my attitude. I did not do my due diligence, however I did learn a lot from my first bidding process. I hope to one day enter the auction market with a more accurate plane of success carefully thought out and repair budget in place. I plan on serving Racine county and its residents successfully in 2024.

Thank you Jeffrey for calling me and explaining the process to me and encouraging me and exercising patients with me. You shined light on my ignorance int the due process. Thank you

Greatlakes restoration and construction services LLC

Adam Villarreal

262-595-4649

7-47(a)

RACINE COUNTY - IN - REM

OFFER TO PURCHASE

Sale Made By: Subsequent Sealed Bid Sale

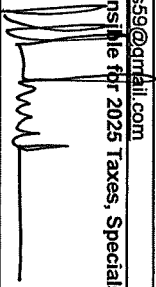
Date	2/7/2024	City of Racine	Minimum Bid Price	\$ -
Address	1118 Blake Ave		Purchase Price	\$ 30,100.00
Parcel #	276-000008126000		Quit Claim Deed	\$ 2.00
Tax Principal On Books	\$ 14,520.10		Recording Fee	\$ 30.00
Specials Over \$7,500	\$ -		Total Due	\$ 30,132.00
Specials	\$ 12,807.25		Deposit	\$ 6,020.00
Interest & Penalty	\$ 9,613.08		Balance Due	\$ 24,112.00
Costs (In-Rem / Sale)	\$ 11,169.39			
Costs	\$ 48,109.82			

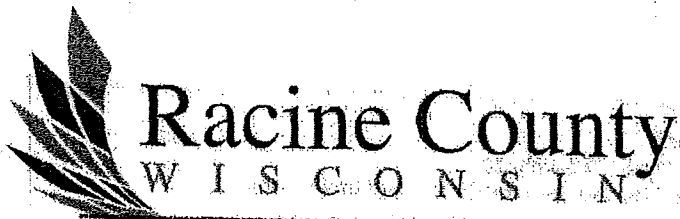
Description of Property:  
LOT 6, BLOCK 9, PACKARD'S SUBDIVISION OF CLOVER HILL ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, AND STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove	Date	Approve	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Name, address & phone number of Purchaser:  
 My Father's House Property Management LLC  
 c/o Charlotte Wheatley  
 P.O. Box 231  
 Racine WI 53401-0231  
 (262) 745-3127  
 myfatherhouses59@gmail.com  
 Buyer is responsible for 2025 Taxes, Specials & Assessment

  
 \_\_\_\_\_  
 Recommend Approval  
 Racine County Treasurer



Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

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\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): My Father's House Property Management LLC

If you are bidding as a business entity, please put a name as a point of contact

Business Entity / Organization:

Skip if you are bidding as an individual Charlotte Wheatley

Mailing Address of Bidder: P.O. Box 231

Phone Number(s): 262-745-2137

Email Address: myfatherhouses59@gmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Low income housing

**Will this parcel be the primary residence of the buyer?**

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Yes  No

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1354 Washington Ave, 1109 Washington Ave Albert St (lot); Racine, WI 53403

*my other home property, Wisconsin*  
*Cheritt*  
Bidder's Signature

*1-24-24*  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

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